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## HERRIMAN CITY PLANNING COMMISSION MEETING MINUTES

*Thursday, September 3, 2015*

*Approved September 17, 2015*

6:02:39 PM    **6:00 P.M. ~ Work Meeting** (Open to the Public)

**Attendance**

**Planning Commission Members:**

Chris Berbert  
Jeremy Burkinshaw  
Blayde Hamilton  
Adam Jacobson  
Jessica Morton  
Robyn Shakespear

**Council Members:**

Coralee Wessman-Moser, Mayor Freeman

**City Staff:**

Bryn McCarty, City Planner  
Sandra Llewellyn, Planner I  
Heather Upshaw, Senior Planner  
Blake Thomas, City Engineer

**Guests:**

Please see the attendance sign in sheet.

A quick discussion about the Clear View Ordinance took place.

Blake Thomas, City Engineer gave an update regarding Rosecrest Village and the requirement to add grass along the trail. Mr. Thomas worked with the HOA to come to an agreement. Areas to be grassed were identified by the city and the HOA did not agree to the defined areas. The condition stated that grass will be installed to the trail; however, the HOA has only installed grass to the property line. A discussion about the requirement took place. Planning Commission would like to review the minutes and the definition of the phase and have this item on the next meeting agenda.

2.1 Demie. There was a closed meeting regarding this item at the last meeting. Information was presented to the commission in their packet. The applicant didn't have further information. Staff suggested continuing to the next meeting for written decision and to accept any additional information from the applicant.

2.2 Bowler Properties. Applicant has materials and elevations for approval.

2.3 Winward. A two lot subdivision waiting on the curb and gutter exception from City Council but the applicant wanted to move forward. Staff reminded commission that the condition is part of the requirements.

2.4 Butterfield. A two lot subdivision with a public hearing. It is a corner lot, not a flag lot. A question was

asked whether or not there was room for another future lot where one lot was only a quarter of an acre. The response was that if the owner wanted an additional lot they would need to amend the plat. A brief discussion about the requirements to amend the plat and create another lot took place.

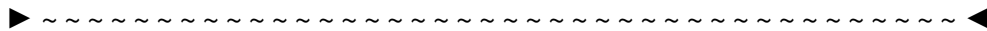
2.5 Verizon Wireless. A cell phone tower by the high school. Staff required a masonry wall and the applicant will make another recommendation.

2.6 Juke. For a 1,700 square foot detached garage.

City Planner, Bryn McCarty briefly discussed an upcoming text change for flag lots. Staff will also working on a sign ordinance and an update to the parking ordinance.

A discussion about the monopole by the high school took place. Commission would love to have a pine tree look for the monopole. The applicant described a clock tower design and tree design that they have installed.

Meeting adjourned at [6:39:44 PM](#)



## [6:59:44 PM](#) 7:00 P.M. ~ Regular Planning Commission Meeting

### **Attendance**

#### **Planning Commission Members:**

Chris Berbert  
Jeremy Burkinshaw  
Blayde Hamilton  
Adam Jacobson  
Jessica Morton  
Robyn Shakespear

#### **Council Members:**

Coralee Wessman-Moser, Mike Day, Mayor Freeman

#### **City Staff:**

Bryn McCarty, City Planner  
Sandra Llewellyn, Planner I  
Heather Upshaw, Senior Planner  
Cindy Quick; Deputy Recorder  
Blake Thomas, City Engineer

#### **Guests:**

Please see the attendance sign in sheet.

## **1. GENERAL BUSINESS:**

Vice Chair Burkinshaw welcomed those in attendance.

1.1 [7:00:18 PM](#) Reverence / Thought: [Steve Merkley](#)

1.2 [7:00:54 PM](#) Pledge of Allegiance: [Coralee Wessman-Moser](#)

1.3 [7:01:39 PM](#) Roll call: [Full Quorum, Clint Smith and Wade Thompson](#)

1.4 [7:01:42 PM](#) Approval of Minutes for: [August 20, 2015](#)

Commissioner Chris Berbert **MOVED** to approve the minutes for August 20, 2015.

Commissioner Adam Jacobson **SECONDED** the motion.

Vice Chair Burkinshaw asked for a vote. The vote was as follows:

Commissioner Jessica Morton	Yes
Commissioner Blayde Hamilton	Yes
Commissioner Robyn Shakespear	Yes
Commissioner Chris Berbert	Yes
Commissioner Adam Jacobson	Yes

Vote passed.

Motion carried.

2. **Administrative Items:**

*Administrative items are reviewed based on standards outlined in the ordinance. Public comment is taken on relevant and credible evidence regarding the application's compliance with the ordinance.*

2.1 [7:02:06 PM](#) **02P15** – Demie – 13727 S Rocky Point Drive – Reasonable Accommodation for a Residential Recovery Facility – Zone: A-1 – Acres: 1.4

Heather Upshaw, Senior Planner explained that the item was on the agenda at the last meeting and the planning commission requested additional items from the applicant. Items submitted were included in the planning commission packet. The parking layout and site plan of the main area were shown.

Vice Chair Burkinshaw turned time to the commission for further discussion. Commissioner Blayde Hamilton asked Commissioner Adam Jacobson if he received what he was looking for; the response was that he expected a more detailed map (engineered map, not hand written) It conveyed some idea, he just expected more.

Vice Chair Burkinshaw called the applicant forward to see if they would like to add anything further.

Mike Demie (applicant), 4237 W. Park Hollow Ln., Riverton UT. He stated that he had nothing further to add, then commented that felt the biggest concern was the parking. He reported that the state will regulate how each room will be laid out as accommodations for the residents. Mr. Demie felt that parking was the biggest concern to the residents and whether or not they would have to park on the street. He reported that they would not be parking on the street.

Commissioner Adam Jacobson commented again about expecting a more detailed map being his only issue.

Commissioner Blayde Hamilton **MOVED** to continue to the next meeting for a written decision.

Commissioner Adam Jacobson **SECONDED** the motion.

Vice Chair Burkinshaw asked for a vote. The vote was as follows:

Commissioner Jessica Morton	Yes
Commissioner Blayde Hamilton	Yes
Commissioner Robyn Shakespear	Yes
Commissioner Chris Berbert	Yes
Commissioner Adam Jacobson	Yes

Vote passed.

Motion carried.

- 2.2 [7:05:23 PM](#) [38C14-02](#) – Bowler Properties – 12200 S 5600 W – Building Elevation Approval for Pod #4 of the Miller Crossing Development – Zone: R-2-10 – Acres: 18.24- Units: 73

City Planner, Bryn McCarty explained that this was for the building elevations and several material boards were available.

Ron McArthur, McArthur Homes (applicant), explained that there were material boards available. These are from homes in the Herriman Towne Center. Commissioner Blayde Hamilton would like to accept the boards but not the pictures. Applicant mentioned that on the back of the boards there is a list of paint colors and material items.

Commissioner Blayde Hamilton **MOVED** to approve this item as seen on the boards presented with the information from the back of the board.

Commissioner Adam Jacobson **SECONDED** the motion.

Vice Chair Burkinshaw asked for a vote. The vote was as follows:

Commissioner Jessica Morton	Yes
Commissioner Blayde Hamilton	Yes
Commissioner Robyn Shakespear	Yes
Commissioner Chris Berbert	Yes
Commissioner Adam Jacobson	Yes

Vote passed.

Motion carried.

- 2.3 [7:08:25 PM](#) [18S15](#) – Winward – 6077 W 13100 S – Subdivision Approval for 2 Single Family Lots Zone: A-.25 – Acres: .60 – Units: 2 (*Public hearing held on August 6, 2015*)

Senior Planner, Heather Upshaw explained that the item was continued from the last meeting waiting for the decision from City Council for the curb and gutter exception. The applicant wanted to move forward. The condition is still contingent on their decision.

Greg Winward, (applicant) 6077 W 13100 S, wanted to go ahead because it's getting closer to the end of the year. He asked that the decision from the City Council be given to him in writing. Heather Upshaw confirmed the decision will be in writing.

Commissioner Chris Berbert **MOVED** to approve this item with staff recommendations and requirements.

Commissioner Jessica Morton **SECONDED** the motion.

Vice Chair Burkinshaw asked for a vote. The vote was as follows:

Commissioner Jessica Morton	Yes
Commissioner Blayde Hamilton	Yes
Commissioner Robyn Shakespear	Yes
Commissioner Chris Berbert	Yes
Commissioner Adam Jacobson	Yes

Vote passed.

Motion carried.

2.4 [7:10:46 PM](#) **22S15** – Butterfield – 5852 W 12900 S – Subdivision Approval for 2 Single Family Lots Zone: A-.25 – Acres: 1.19 – Units: 2 (PUBLIC HEARING)

City Planner, Bryn McCarty explained that the proposal was for a two lot subdivision. One lot will be a quarter acre and the other lot is almost an acre. The applicant will fence the west and south of the property. He also has a curb and gutter issue which will be pending the City Council decision.

Zac Butterfield (applicant), 5852 W. 12900 S. had nothing further to add he felt it had been addressed.

[7:12:27 PM](#) Vice Chair Burkinshaw opened the public hearing and called for any citizen who would like to speak on this item to come to the podium, fill out a comment form and state their name and address for the record.

**Citizen Comments:**

None

[7:12:43 PM](#) Vice Chair Burkinshaw closed the public hearing.

Vice Chair Burkinshaw turned the time over to the commission. Commissioner Berbert asked about the fencing for the neighbor on the north side. The response was that the north side neighbor does have a chain link fence.

Commissioner Jessica Morton **MOVED** to approve this item with the requirements outlined by staff.

Commissioner Robyn Shakespear **SECONDED** the motion.

Vice Chair Burkinshaw asked for a vote. The vote was as follows:

Commissioner Jessica Morton	Yes
Commissioner Blayde Hamilton	Yes
Commissioner Robyn Shakespear	Yes
Commissioner Chris Berbert	Yes
Commissioner Adam Jacobson	Yes

Vote passed.

Motion carried.

2.5 [7:14:45 PM](#) **25C15** – Verizon Wireless – 11917 S Mustang Trail Way – Proposed Monopole (Communication Facility) – Zone: R-2-10 – Acres: 0.018

City Planner, Bryn McCarty oriented the commission with site plans, to show that the monopole will be going in by Herriman High School, it will be next to the seminary building. She showed illustrations of the pole.

Pete Simons (applicant), Verizon Wireless 5710 S Green Street, was concerned with the requirement for a six foot masonry wall. Verizon would like to put up a chain link fence to match and tie into the current Driver Ed's chain link fence with slats. The concern with the masonry wall is that it would create an area for people to hide. He mentioned that the monopole section in the code currently has no requirements for fencing. The police prefer to have the area open especially for the children on campus.

Vice Chair Burkinshaw asked if Verizon plans to include any aesthetically pleasing features for the monopole. The response was that they had no plans to create a stealth look (pine trees or flag poles) for this monopole. Verizon felt the design presented would blend into the area better and felt the stealth look would bring more attention.

Vice Chair Burkinshaw turned time to the commission for further discussion. Commission members felt a stealth look for this monopole would be better for the area being that there will be a trailhead, walking path and 40 acre park near by. Commissioner Adam Jacobson suggested a flag pole look. Mr. Simons explained that he would not be able to do a flag pole. He mentioned that this facility has a financial benefit and when working with Jordan School District all the money will go directly to the school. The Planning Commission expressed a desire for this facility to have some camouflage. Mr. Simons described other stealth facilities that they've created: mono pines, clock towers and water towers, however, he felt that would not blend in to this area. He explained that being that there will be mixed-use residential, he will need to go higher than that type of development. Commission members requested that the applicant provide different stealth options.

Commissioner Adam Jacobson **MOVED** to continue this item without date with a request to bring in two or three options of different types of configurations that will fit with your 12 or 15 antennas to be able to understand what this will look like.

Commissioner Blayde Hamilton **SECONDED** the motion.

Vice Chair Burkinshaw asked for a vote. The vote was as follows:

Commissioner Jessica Morton	Yes
Commissioner Blayde Hamilton	Yes
Commissioner Robyn Shakespear	Yes
Commissioner Chris Berbert	Yes
Commissioner Adam Jacobson	Yes

Vote passed.

Motion carried.

2.6 7:26:38 PM **26C15** – Jukes – 12558 S Liberty Hill Court – Proposed Detached Garage  
– Zone: A-.25 Acres: 0.50

City Planner, Bryn McCarty oriented the commission with site plans. She showed an elevation with pictures of the home showing where the garage will be placed. The front elevation of the garage would need to match the front of the home. The height of the garage is fine.

Steve Jukes (applicant), 12558 S Liberty Hill Court, wants a larger garage for motor home, boats, ATV, tractor and tools. He will be able to drive around the existing garage. His neighbor does have a detached garage.

Senior Planner, Heather Upshaw reminded the commission that letters were sent out for this item. Vice Chair Burkinshaw allowed comments. No comments were made.

Commissioner Blayde Hamilton **MOVED** to approve this item with staff recommendations and requirements.

Commissioner Adam Jacobson **SECONDED** the motion.

Vice Chair Burkinshaw asked for a vote. The vote was as follows:

Commissioner Jessica Morton	Yes
Commissioner Blayde Hamilton	Yes
Commissioner Robyn Shakespear	Yes
Commissioner Chris Berbert	Yes
Commissioner Adam Jacobson	Yes

Vote passed.

Motion carried.

3. **New Items of Subsequent Consideration:**

None

4. **Future Meetings:**

4.1 City Council Meeting - Wednesday, **September 9, 2015** @ 7:00 PM

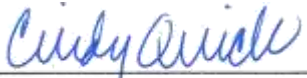
4.2 Next Planning Commission Meeting - Thursday, **September 17, 2015** @ 7:00 PM

5. **ADJOURNMENT:**

Vice Chair Burkinshaw called for a motion to adjourn.

Commissioner Robyn Shakespear **MOVED** to adjourn the meeting at **7:32:08 PM**

*I, Cindy Quick, Deputy Recorder of Herriman City hereby certify that the foregoing minutes represent a true, accurate and complete record of the meeting held on September 3, 2015. This document constitutes the official minutes for the Herriman City Planning Commission Meeting.*



Cindy Quick, CMC  
Deputy Recorder